



PENSIONS COMMITTEE

21 FEBRUARY 2023

REPORT TITLE:	PROPERTY PORTFOLIO RENT ARREARS AND WRITE OFFS
REPORT OF:	DIRECTOR OF PENSIONS

REPORT SUMMARY

The purpose of this report is to request that Members approve the write off of £900,575.41 of irrecoverable rent arrears from the Fund's property portfolio. The annual property rental income for 2021/22 was £32.1 million.

Appendix 1 to the report, (A report from CBRE detailing property rent arrears), contains exempt information. This is by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972, i.e. Information relating to the financial or business affairs of any particular person (including the authority holding that information).

RECOMMENDATION/S

That the Pensions Committee be recommended to approve the write off of uncollectable property rental income of £900,575.41.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION

- 1.1 CBRE considers these rental arrears to be irrecoverable. The approval of the write off of irrecoverable rent arrears by Pensions Committee forms part of the governance arrangements of Merseyside Pension Fund.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 CBRE considers a number of actions for the recovery of rental arrears before any write off is recommended.

3.0 BACKGROUND INFORMATION

- 3.1 CBRE are the managing agents for the Fund's property portfolio. Amongst other functions, they have responsibility for the collection of rent and management of arrears. On an annual basis they produce a report on uncollectable arrears which is attached as an appendix to this report.
- 3.2 CBRE attended the Investment Monitoring Working Party (IMWP) in March 2022 and discussed the effects on rent collection of the moratorium on legal action put in place by government during the pandemic. The IMWP was advised that from March 2022, a statutory arbitration process will come into effect for those debts that cannot be settled.
- 3.3 When property tenants enter administration or liquidation, CBRE will continue to invoice for rental payments in order to ameliorate the cost of void business rates to the fund. These amounts are included in the write-offs figure.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The total amount recommended for write off in this report is £900,575.41. The annual property rental income for 2021/220 was £32.1 million.

5.0 LEGAL IMPLICATIONS

- 5.1 There are none arising from this report.

6.0 RESOURCE IMPLICATIONS: STAFFING; ICT AND ASSETS

- 6.1 There are no additional resource implications arising from this report.

7.0 RELEVANT RISKS

- 7.1 Due consideration and an assessment of the creditworthiness of existing and potential tenants of the Fund's properties is undertaken by CBRE but there are instances where a tenant goes into administration or liquidation due to adverse trading in difficult economic conditions.

8.0 ENGAGEMENT/CONSULTATION

8.1 There has been no consultation undertaken or proposed for this report. There are no implications for partner organisations arising from this report.

9.0 EQUALITY IMPLICATIONS

9.1 The content and/or recommendation contained within this report have no direct implications for equality.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

10.1 There are no environmental or climate implications arising from this report.

11.0 COMMUNITY WEALTH IMPLICATIONS

11.1 The content and/or recommendation contained within this report have no direct implications for community wealth.

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APPENDICES

A report from CBRE detailing property rent arrears is attached as appendix 1 to this report.

BACKGROUND PAPERS

Wirral Council Constitution

TERMS OF REFERENCE

This report is being considered by the Pensions Committee in accordance with Section D of its Terms of Reference:

(d) To monitor the Local Government Pension Scheme including the benefit regulations and payment of pensions and their day to day administration and to be responsible for any policy decisions relating to the administration of the scheme.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Pensions Committee	22 June 2022 29 March 2021 3 February 2020